CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

February 28, 2001

Mike Khoury
510 E. 13th St. N.
Wichita, KS 67214

Re: CON2001-00014 – Administrative Permit for a temporary 85-foot high wireless communication facility on property zoned "LC" Limited Commercial. Generally located south of Central and east of Tyler (610 N. Tyler) on Lot 2, Hattrup Addition.

Dear Mr. Khoury:

We have reviewed your request for an Administrative Permit for a temporary 85-foot high wireless communication facility on property zoned "LC" Limited Commercial. Your application indicates that a temporary "cellular on wheels" (C.O.W.) is needed for Cricket Communications to provide wireless phone coverage in the area until a permanent wireless communication facility is approved and constructed. You estimate it will take up to seven months before a permanent wireless communication facility can be operational.

Section III-D.6.g.(3)(c) of the Wichita-Sedgwick County Unified Zoning Code states that new ground-mounted wireless communication facilities up to 85 feet in height in the "LC" Limited Commercial zoning district shall be approved by Administrative Permit if they conform to the Location/Design Guidelines of the Wireless Communication Master Plan and the Compatibility Height Standards of Section IV-C.5 of the Unified Zoning Code.

In reviewing your request's conformance to the Location/Design Guidelines of the Wireless Communication Master Plan, we find that the Location/Design Guidelines provide policy guidance regarding the placement of permanent wireless communication facilities and do not specifically address the placement of temporary facilities such as a C.O.W. We find that the impact of the temporary facility on surrounding properties will be limited due to the short time period for which the 85-foot high C.O.W. will be located on your property; therefore, we find that the request conforms to the Location/Design Guidelines of the Wireless Communication Master Plan

The Compatibility Height Standards require the proposed 85-foot high C.O.W. to be located no closer than 85 feet from the lot line of property zoned "TF-3" Two-Family Residential or more restrictive. The proposed 85-foot high C.O.W., as shown on the site plan submitted with this application, is located

approximately 500 feet from property to the southwest zoned "SF-6"; therefore, we find that the request conforms to the Compatibility Height Standards.

Our signatures below indicate that an Administrative Permit for a temporary 85-foot high wireless communication facility on the aforementioned property is hereby GRANTED, subject to the following conditions:

1. The temporary wireless communication facility approved for placement on the site is an 85-foot high cellular on wheels, which shall be removed from the site no later than September 28, 2001.

2. The site and the temporary wireless communication facility shall be developed in general conformance with the approved site plans and elevation drawings. All improvements shall be completed before the facility becomes operational.

3. The site and the temporary wireless communication facility shall be developed and operated in compliance with all federal, state, and local rules and regulations.

4. Any violation of the conditions of approval shall render this Administrative Permit null and void.

The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Attachments

cc: Greg Ferris, Ferris Consulting, P.O. Box 573, Wichita, KS 67201
Cricket Communications, 1401 E. 31st St. S., Wichita, KS 67217
Horizon Telecommunications, 2546 S. Leonine, Wichita, KS 67217
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

AllTech Communications ATC-106
The "Spider" Series

CON2001-00014

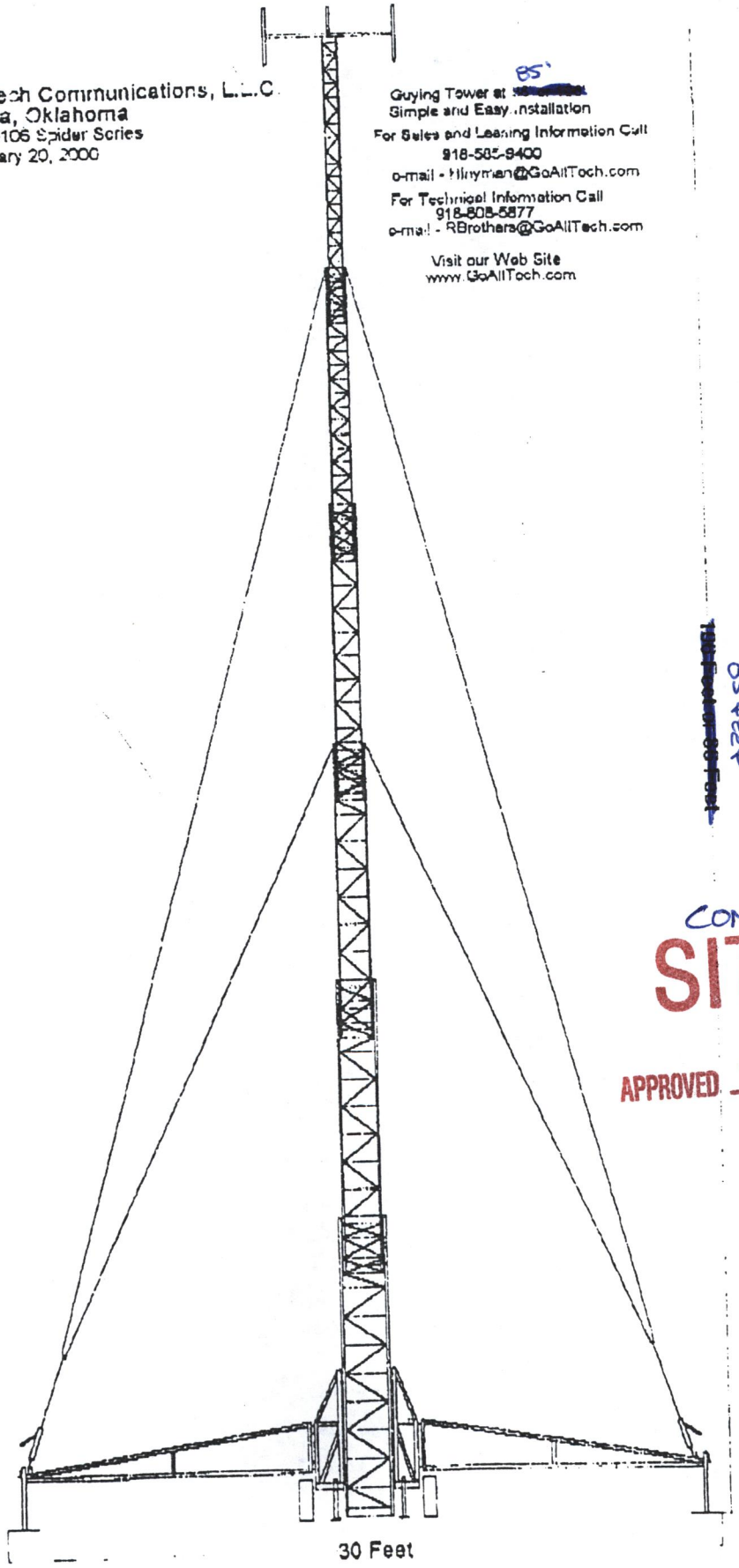
SITE PLAN

APPROVED 3-1-01 BY

AllTech Communications, L.L.C.
Tulsa, Oklahoma
ATC-105 Spider Series
January 20, 2000

85'
Guying Tower at [redacted]
Simple and Easy Installation
For Sales and Leasing Information Call
918-585-9400
e-mail - Hinyman@GoAllTech.com
For Technical Information Call
918-808-5877
e-mail - RBrothers@GoAllTech.com

Visit our Web Site
www.GoAllTech.com



85 feet

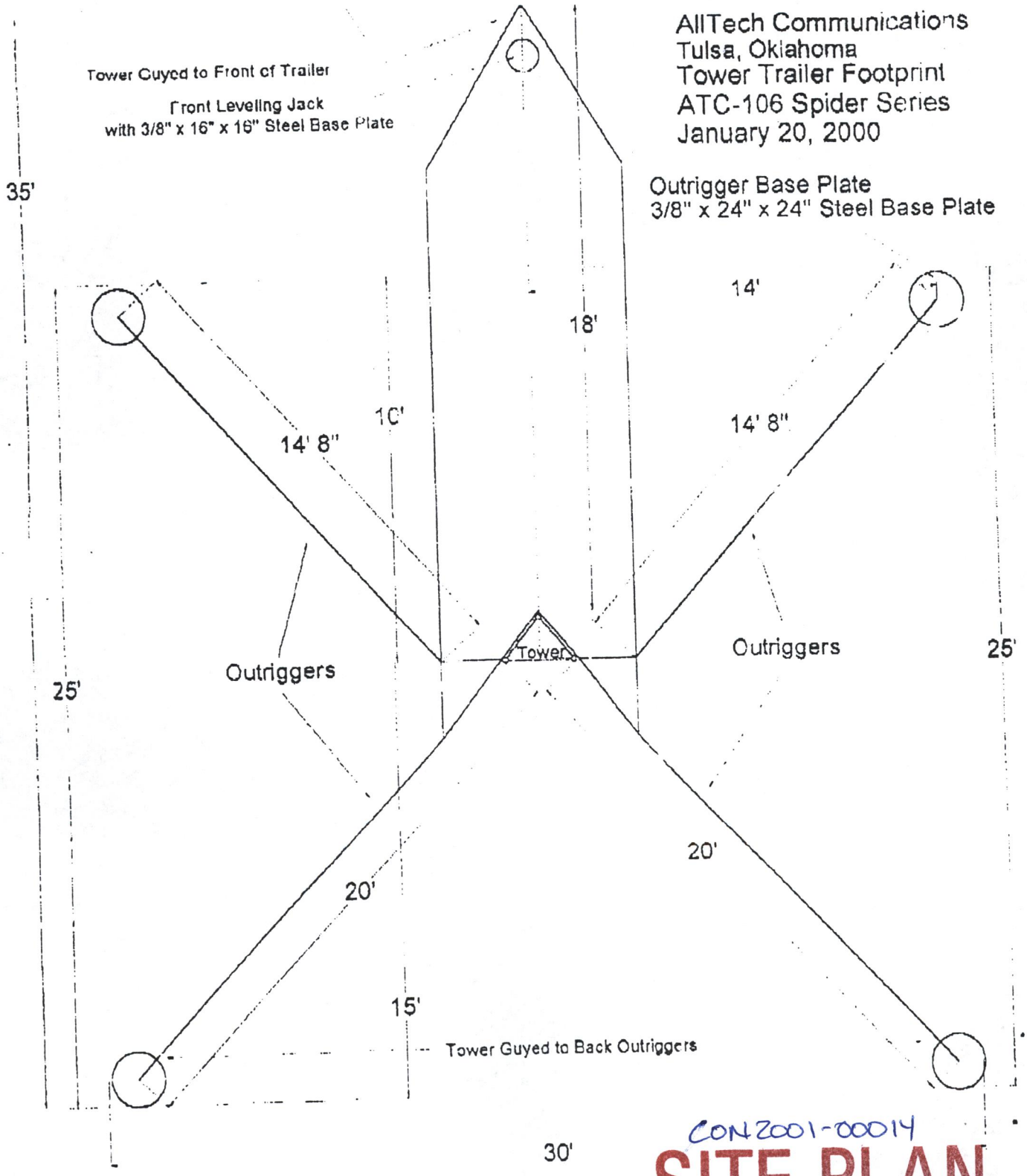
30 Feet

CON2001-00014

SITE PLAN

APPROVED 3-1-01 BY SK

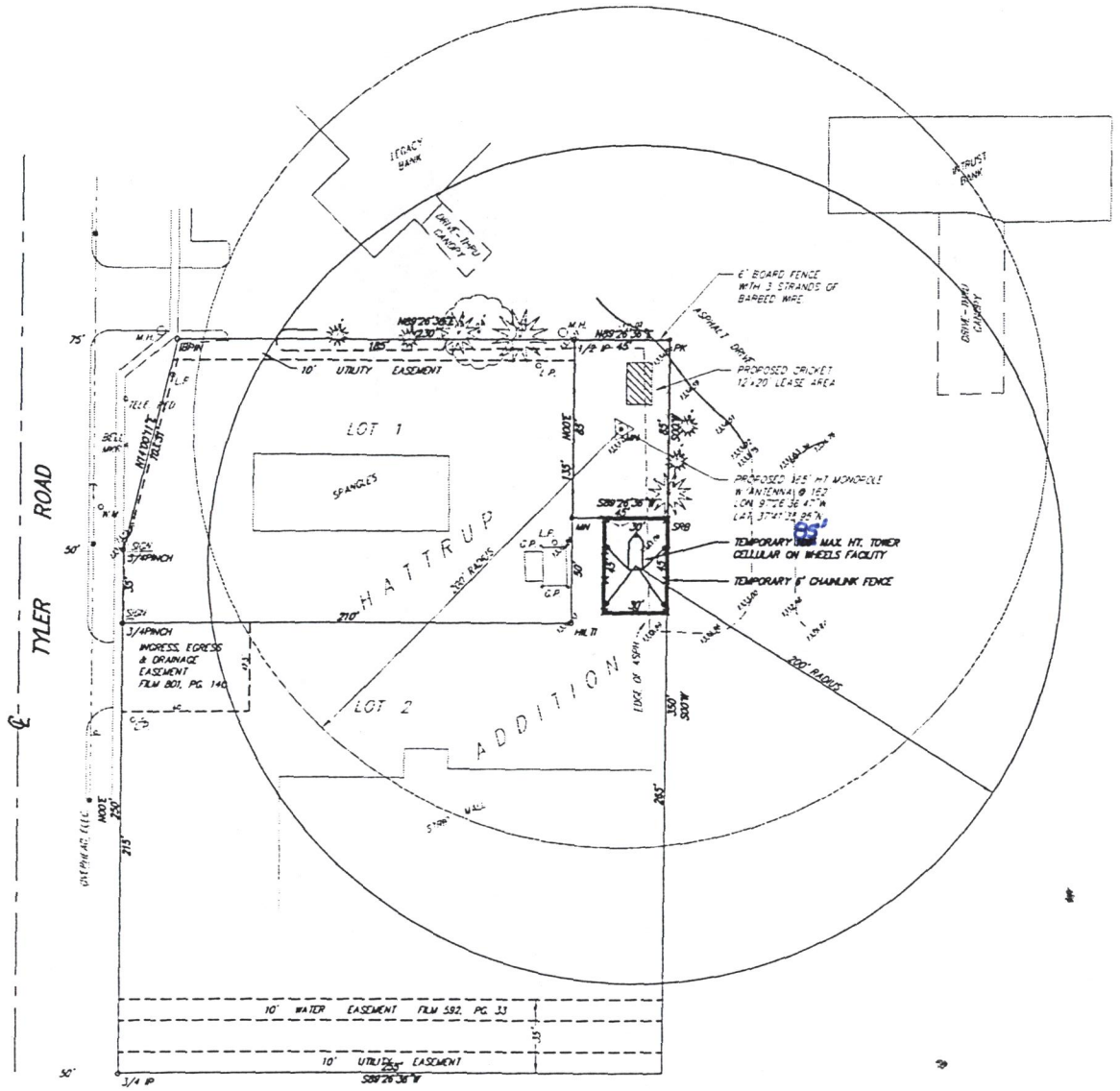
AllTech Communications
Tulsa, Oklahoma
Tower Trailer Footprint
ATC-106 Spider Series
January 20, 2000

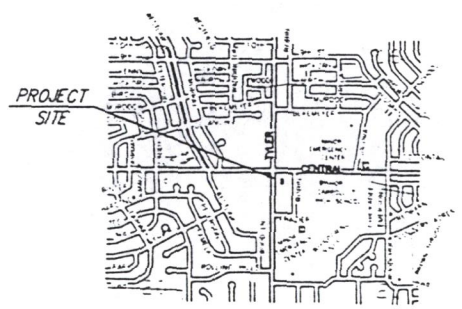


CON2001-00014

SITE PLAN

APPROVED 3-1-01 BY





VICINITY MAP
NOT TO SCALE

SRB

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

BENCH MARK: "O" CUT BACK OF WALK AT S.W. CORNER OF LOT 2, HATTRUP ADDITION
ELEV.= 1441.05 (CITY DATUM)
ELEV.= 1331.45 (M.G.V.D.)

PROPERTY CORNER LEGEND

3/4 IP° = 3/4" IRON PIPE (FOUND)
1/2 IP° = 1/2" IRON PIPE (FOUND)
3/4PINCH° = 3/4" PINCHED STEEL PIN (FOUND)
MLT1° = MAG NAIL (FOUND)
BPW° = 1/2" REBAR W/BAUGHMAN CAP (FOUND)

LEGEND

°TELE. PED ..... TELEPHONE PEDESTAL
°E.B. ..... ELECTRIC BOX
°G.M. ..... GAS METER
°W.M. ..... WATER METER
°W.V. ..... WATER VALVE
°F.H. ..... FIRE HYDRANT
°M.W. ..... MONITOR WELL
°C.O. ..... CLEAN OUT
°L.P. ..... LIGHT POLE
■ ..... POWER POLE
■ ..... HIGH LINE POLE
← ..... GUY ANCHOR
◁ ..... SIGN
°G.P. ..... GUARD POST
°SWS M.H. ..... STORM WATER SEWER MANHOLE
°SS M.H. ..... SANITARY SEWER MANHOLE

TYLER TOWER SITE

WICHITA, SEDGWICK COUNTY, KANSAS

PERMANANT LEASE AREA:
The north 85 feet of the east 45 feet of Lot 2, Hattrup Addition, Wichita, Kansas, Sedgwick County, Kansas.

TEMPORARY LEASE AREA:
The south 45 feet of the north 130 feet of the ease 30 feet of Lot 2, Hattrup Addition, Wichita, Kansas, Sedgwick County, Kansas.

State of Kansas)
) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we did on this 8th day of February, 2001, perform a survey of the above described property.

There are no buildings on said parcel. There are no encroachments on said parcel by buildings on the adjacent parcels.

The accompanying sketch is a true and correct exhibit of said survey.

MARK A. SAVOY REGISTERED LS-788 9 FEB 01 KANSAS LAND SURVEYOR

Mark A. Savoy Surveyor
Mark A. Savoy PLS #788

NOTES:

1) FLOOD ZONE DESIGNATION: According to the FEMA/FIRM Community Panel No. 200328 0020 B, effective May 15, 1986; the property shown hereon is located in Zone C, an area of minimal flooding.

CON2001-00014

SITE PLAN

APPROVED 3-1-01 BY

TYLER SITE KS-23E

CRICKET KANSAS PROPERTY COMPANY
TULSA, OK.

SRB 824 NORTH MAIN WICHITA KANSAS 67203 http://www.srb1.com 316-264-8008 FAX 264-4821 E-mail: srb@srb1.com

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

PROJECT NUMBER
01A01B48A1

DESIGN	DRAWN R.C.	UTILITY	REVIEW M.A.S.	DATE 8 FEB 01	REVISED

DWG FILE 01B48A1-R.C.
SHEET 1 OF 1
PROJECT NO. 01A01B48A

DWG FILE 01B48A1-R.C.